

**PLANNING & DEVELOPMENT MEETING
SEPTEMBER 23, 2008**

Chairman Stephen Appell called the meeting to order at 6:48 P.M.

Trustee members present: James Coppernoll, Tad Whitchurch, and President Jim Claeysen

Trustees present: Linda Melton, Sally Hollembeak, Scott Kramer

Also, present: Attorney Stevens, Administrator David Nord, Nancy Belt, Joe Caveny, and Chief Todd Houde

Stephen Appell so moved to adopt the agenda. Tad Whitchurch seconded.

Stephen Appell moved to change the order of business to *address item number one under new business* "Road Configuration Charles Street; West of Perryville" following Charles Street Gardens

Annexations. Jim Claeysen seconded. Motion carried by voice vote.

Stephen Appell called the question to adopt the amended agenda. Motion carried.

Stephen Appell so moved to approve the minutes of July 22, 2008. Jim Claeysen seconded.

Motion carried by voice vote.

CHARLES STREET GARDENS ANNEXATION

Attorney Jim Stevens presented the committee with a draft annexation agreement between the village and eight land owners to allow uses in "CC" Commercial Community District for properties south from Charles Street to Carman Drive. Sally Hollembeak questioned number 6 "the village not to force Annexor to connect to the village's municipal water system while said property is used for residential purposes".

Mr. Ford stated that the City of Rockford has a water main in the subdivision and one of the property owners is hooked-up. Attorney Jim Stevens stated, "this issue needs to be addressed". Jim Claeysen moved to send the Charles Street Gardens annexation to the next scheduled ordinance committee meeting. Tad Whitchurch seconded. Motion carried by voice vote.

David Nord was asked to present the board with the annexation agreement exhibits and Attorney Jim Stevens was asked to conduct a title search on each property.

ROAD CONFIGURATION CHARLES STREET; WEST OF PERRYVILLE

Stephen Appell asked Winnebago County Engineer Joseph Vanderwerff to please come forward and address the committee. Engineer Vanderwerff presented the committee with a concept plan to construct a Roundabout on Charles Street west of Perryville. The committee reviewed a slide show presentation explaining that roundabouts can be safer than other types of intersections along with other benefits. The committee thanked the county representatives for their presentation and said they looked forward to discussing this project further.

TIF UPDATE

David Nord announced that the following TIF consulting firms have been selected: Camiros, Ehlers, Duff-Phelps and PGAV. It was the consensus of the committee to schedule the months of October and November for each consulting firm to conduct their 20 minute presentation.

Stephen Appell asked President Jim Claeysen for an update on the special service area. President Claeysen stated that Attorney Jim Stevens and Denny McMullen have been working on the legal documents that will allow the village to levy taxes in 2009 and collect taxes in 2010.

PRESIDENT'S REPORT

President Claeysen announced that the Village, Alpine Bank and Cherry Valley Jaycees have planned the 2nd Annual Shred Day, for October 11, 2008 from 10:00 a.m. – 12:00 noon at the village hall.

Stephen Appell moved to go into executive session for the purpose of discussing potential litigation. Tad Whitchurch seconded. Time: 7:42 pm. Motion carried by voice vote.

Stephen Appell called the P&D meeting back to order at 7:59 pm. Village Clerk, Nancy L. Belt called the roll: Stephen Appell, James Coppernoll, Tad Whitchurch, and President Jim Claeysen

Stephen Appell moved to amend the agenda to add a motion to hire ARC Design Resources Inc. Jim Claeysen seconded. Motion carried by voice vote.

Stephen Appell moved to send to the village board to authorize President Jim E. Claeysen to sign the contract with ARC Design Resources Inc. for land planning services for the Schoepski property for a potential water main loop. Tad Whitchurch seconded. Motion carried by voice vote. President Claeysen noted that the expenditure will be from the water bond fund.

Stephen Appell moved to adjourn at 8:01 pm. Tad Whitchurch seconded. Motion carried by voice vote.

Recorded by: Village Clerk, Nancy L. Belt
P&D minutes approved by Chairman, Stephen Appell on September 30, 2008